

**CITY OF WEST DES MOINES
DEVELOPMENT AND PLANNING
CITY COUNCIL SUBCOMMITTEE MEETING
City Hall Training Room**

Monday, January 9, 2017

Attending:

Council Member John Mickelson
Council Member Jim Sandager
City Attorney Richard Scieszinski
City Manager Tom Hadden
Deputy City Manager Jamie Letzring
Public Works Deputy Director Joe Cory
Planner Kara Tragesser
Planner Brad Munford

Development Director Lynne Twedt
Development Coordinator Linda Schemmel
Chief Building Inspector Rod Van Genderen
Finance Director Tim Stiles
City Engineer Duane Wittstock
Principal Engineer Ben McAlister
Principal Engineer Eric Petersen
Communications Specialist Lucinda Stephenson

Guests:

Item #1 - 1600 Fuller Road Warehouse Rezoning

Todd Wiskus – Simsonson & Associates
Dan Kramer – Diamond Company

Item #4 c & d – Hurd Wellmark & Bridgewood PUD

Robert Thomson - Bridgewood Association
William Crouse – Bridgewood Association
Jane and Mike Carlstrom – Bridgewood Association
Bruce Baskerville - Bridgewood Association
Elizabeth Doerrfeld – Doerrfeld Properties

The meeting of the Development and Planning City Council Subcommittee was called to order at 8:00 a.m.

1. 1611 Fuller Road Warehouse Rezoning

Development Director Twedt provided background on the proposal to construct a warehouse building for storage of a private vehicle collection at 1611 Fuller Road. It was noted that the property is zoned Business Park with the opposite side of Fuller Road zoned General Industrial.

Planner Tragesser pointed out the triangular piece of property. She provided that the initial architecture provided by the applicant did not appear to be consistent with what was intended for the Business Park District, but more in keeping with industrial buildings. Initial architectural renderings provided showed that the buildings were predominately metal with a low brick wainscoting. She indicated that staff worked with the applicant's architect to come up with a design that incorporated materials that are more consistent with the architectural performance standards stated for the Business Park zoning district, but the applicant would like to explore changing the zoning to General Industrial or have a PUD to allow for the current building design and materials.

Mr. Wiskus stated that he has been working diligently with staff during the process. He reiterated the history of the site noting that it had been rezoned earlier as Office and at one point a General Industrial designation was denied. Mr. Wiskus continued that with staff's guidance they have submitted enhanced architecture with more masonry and detail. With the enhanced architectural requirements, the owner's budget has surpassed the amount allocated for the project. Thus, Mr. Wiskus wanted to know what options would be available, whether it be a rezoning or a possible PUD to decrease architectural requirements.

Council Member Sandager asked the difference between the General Industrial and Business Park

designations. Ms. Tragesser replied that the Business Park zoning district has higher expectations for architecture than the industrial districts where warehousing is more common. Ms. Twedt noted that General Industrial would allow a metal building and outdoor storage.

Council Member Mickelson was not in favor of lowering design standards for this piece of property as it backed into residential.

Council Member Sandager expressed concern that this request had been denied previously. He was also sensitive to the residents of the Western Village mobile home park and how it would affect them if Business Park standards were lowered. He continued that a decision to rezone the property could be irrevocable and would stay with the property which could allow for lesser standards than what is currently in place. Council Member Sandager expressed sympathy for the applicant, but indicated this may not be the location for his proposed project.

Mr. Wiskus stated that if there was a PUD for the property, the zoning designation could be kept, outdoor storage could be eliminated, and the architectural requirements reduced. Ms. Twedt interjected that staff has tried not to use the PUD process to simply circumvent zoning regulations.

Council Member Mickelson asked why the zone change request was denied previously. Ms. Twedt replied that enhanced architecture was desired as the building would be backing into residential, as well as not wanting to allow outdoor storage. Council Member Mickelson was also not in favor of lowering design standards when located next to residential. He was open to allowing the use of other materials and having staff work with the applicant.

Mr. Wiskus summarized by stating that the property owner was extremely frustrated with the process and was considering selling the lot. He continued that the lot was not easily buildable and that with this lot shape the applicant had to shrink the building in order to get a fire truck entirely around the building. Also, the applicant would have to pay for the installation of three street light, and it is the owner's responsibility to lower the City storm sewer enough to allow for a drive way to be constructed.

Mr. Wiskus asked and was informed that outdoor recreational vehicle storage would not be allowed on the property.

Direction: Council Members were not supportive of a zone change or PUD, but staff could continue to work with the applicant to find acceptable architecture.

2. Galleria/Paradise Pointe Access on South 64th Street

Principal Engineer Petersen stated that he and City Engineer Wittstock recently met with the BioLife manager who asked that the City investigate the possibility of modifying the raised median along South 64th Street and creating a full access into the BioLife, Starbucks/Galleria, and Paradise Pointe driveways. (A visual was provided depicting the proposal (see attachment)). Biolife's main concern was the cut-through traffic speeding through their parking lot to travel between Village View Drive and Starbucks, which was observed to be approximately ten vehicles per hour.

There was continued discussion regarding making the existing right-in/right-out on South 64th Street a full access, as well as providing full access to the nearby Paradise Pointe right-in/right-out. This would improve access to adjacent property owners, as well as reduce the amount of U-turns at the north and south ends of the existing median. Mr. Petersen continued that there has been lower intense uses than originally planned for this area, which has resulted in lower traffic volumes on South 64th Street than originally forecasted. With the lower traffic volumes, it is possible to modify to a full access as requested. He provided a sketch of what this scenario would look like, pointing out that the existing median would be shortened and end just south of the driveway, with a painted turn-lane and a two-way left turn lane to the north.

Mr. Petersen stated that from the City's perspective, there are currently no crash issues on South 64th Street and there would be a slight benefit of reducing the number of U-turns. The biggest benefit would

be improved access to BioLife, Starbucks/Galleria, and Paradise Pointe.

If the Council was supportive of the full access approach, staff recommends that the property owners work together to pay for the project. This is what has been done in the past for the access on South 68th Street south of Mills Civic Parkway, as well as the access on South 60th Street north of Mills Civic Parkway. It would also be similar in that the property owners would be responsible for reinstalling the raised median in the future if crashes become an issue at the driveways.

Council Member Sandager commented that the land owners should pay for the project and asked what the cost would be to construct this modification. Mr. Petersen replied that a ballpark estimate is about \$50,000 to modify the raised median and the pavement markings.

Direction: Council Members were supportive of removing the median and having the property owner be responsible for the costs of removal and painting of the street.

3. Vending Ordinance

Director Twedt reminded the committee members that at a previous Development and Planning Subcommittee meeting staff presented information on a request by UPS to install a bay of lockers for parcel pick-up outside of the main entrance to The Picker Knows. The Subcommittee's direction was to draft an ordinance to prohibit such.

Planner Munford continued that after conducting research, it has become evident to staff that vending has become a larger industry where almost anything can be purchased from food items to used cars. The City's proposed vending ordinance amendment will establish definitions, regulations, and performance standards to address the new uses of vending machines.

Director Twedt summarized that with the exception of fuel pumps, free standing ATMs, and propane tanks which have to be located outside due to fire code, all vending machines would be required to be placed within a primary building or within a vestibule structure attached to the primary building. This would allow staff to monitor architecture and address safety issues.

Council Member Mickelson asked if this was similar to having a Red Box. Ms. Twedt stated that this was consistent with what was allowed for Red Box over the years – place inside.

Council Member Mickelson commented that technology will continue to drive change, and he thought it made sense to revisit this ordinance in one to two years. Council Member Sandager agreed that ultimately vending could become obsolete. Director Twedt stated that staff would monitor the trends and suggest adjustments as needed.

Direction: City Council members were supportive of the draft vending ordinance.

4. Upcoming Projects – A map was provided with a brief description of each.

- a. Quail Park Planned Unit Development (4101 Grand Avenue): The PUD will reduce side yard setbacks from 20' to 15'. An increase in rear yard setbacks is necessary to help preserve trees, and there will be enhanced single family architecture. (ZC-003325-2016)
- b. Grand Avenue Estates (3600 Grand Avenue): Subdivide the property into four lots for single family estate development (RE-1A). The areas of right-of-way will be reviewed for Commerce Drive and may be waived in the future. (PP-003313-2016)
- c. Hurd Wellmark (NW corner of S Jordan Creek Parkway and Mills Civic Parkway): Change 29 acres from Office and Support Office to Regional Commercial and change 0.71 acres from Medium Density Residential to Regional Commercial. (CPA-003326-2016)
- d. Bridgewood PUD Amendment: Amend PUD to remove Parcel L (northwest corner of S Jordan Creek Parkway and Mills Civic Parkway) from the Bridgewood PUD to allow for future inclusion

into a Specific Plan Ordinance that will govern development of the vacant property located along Mills Civic Parkway between S Jordan Creek Parkway and S 81st Street. (ZC-003323-2016)

Director Twedt noted that the residents were attending this meeting for items 4-c and 4-d (Hurd Wellmark and Bridgewood PUD Amendment). She continued that Richard Hurd was now the potential developer of the Wellmark property located at the corner of S Jordan Creek Parkway and Mills Civic Parkway. Currently, a portion of the property is part of the Bridgewood PUD, but the entire property is in the Town Center Overlay District. For development purposes, the property should come out of the Bridgewood PUD and a new specific plan be put in place over the entire property governing development. A Comprehensive Plan Amendment for the far eastern end of the property would place a Regional Commercial designation, expanding the commercial area to match up with the proposed road network, with a balance of the property being an office designation. Director Twedt pointed out the location where IMT plans to locate. It was noted that removal of the property should not affect the Bridgewood Association. Since the City is not involved with homeowner associations, responsibilities will be a separate matter between the developer and the homeowners association. It was noted this same situation exists north of Bridgewood Drive with the Dave Hansen/ Signature development.

Bridgewood resident Jane Carlstrom asked why there was the need for property to be pulled out of the Bridgewood PUD. Director Twedt explained that the City has what is called a Town Center Overlay District which uses Specific plan in much more detail than a traditional PUD identifying what can be allowed on a property. Traditionally, the City has not had a mix of a straight PUD with an Overlay District Specific Plan. Ms. Twedt reiterated that it is not usual to have parcels in an existing PUD within the Overlay District that subsequently get removed and rezoned to a Specific Plan.

Bridgewood resident Bob Thomson asked why was there a proposed change to the zoning. Ms. Twedt replied that the development proposal that is anticipated there would need to be a different zoning designation than the current residential identified in the PUD.

Mr. Thomson asked about the distinction between the Support Office and Regional Commercial zoning classifications. Ms. Twedt explained that Regional Commercial has larger commercial uses than Support Office which is geared to support office only areas. Regional commercial development can be seen from Jordan Creek Parkway back to the interstate (I-35).

Mr. Thomson asked that it be understood that there are 439 units to the north in the Bridgewood Association with two people per unit at a minimum. This means there are approximately 900 people that have been living there since 1999. To make this zoning change would be a major adjustment.

Council Member Sandager asked if the issue was having commercial being so close to residential. Mr. Thomas affirmed that this was the concern, and also the possibility of cut-through traffic once Coachlight Drive is completed.

City Council Sandager inquired about the associations. Mr. Thomson confirmed that there is a Master Association with seven sub-associations. The single family is not a sub-association, but are direct members of the Master Association.

City Council Sandager asked what would be the benefit to staying in the Association. Mr. Thomson replied that obtaining the dues and keeping the area maintained.

Buffering to the north of the proposed IMT building was discussed. Ms. Twedt replied that a buffer would be required with the details specified as part of the specific plan ordinance. Code would state that it would be at least a 30 ft. wide buffer with one overstory, two understory trees and three shrubs for every 35 lineal feet. Staff would encourage that a substantial berm be installed.

Council Member Sandager inquired if the space between Bridgewood development and Coachlight toward the west end was being proposed for office. Ms. Twedt responded affirmatively and noted that Staff has discussed having Medium Density to the north with a layer of office along Coachlight, but it is unknown whether both can fit. Council Member Sandager expressed that this would at least be a new Medium Density development and the buyer would be aware of the office designation.

The residents indicated that they would be concerned about a large big box store locating in the commercial area, and would be more in favor with the next level down from Regional Commercial. Ms. Twedt provided that box stores could be prohibited over a certain size or restricted to locating to the southern half of the area as part of the Specific Plan.

Council Member Sandager suggested that we wait until tenant interest in this location is identified and then determine how it would fit into the zoning designation. Impacts to the neighbors could be mitigated at this time.

Council Mickelson requested that the maintenance of medians be addressed with the opening up of the PUD. Ms. Twedt stated that this would be the opportunity to update the language currently stating that the responsibility for median maintenance would be that of the homeowner association.

Ms. Carlstrom asked if a property was removed from a PUD, would it also be removed from the association. City Attorney Scieszinski responded that the property would probably still remain in the association. Ms. Twedt interjected that the association is typically established under its own legal description and document which is separate from the PUD. If the legal description is not amended, the property would stay in the association: it would take an amendment of the association document to remove parcels.

Council Member Sandager inquired as to the financial aspect and liability of the homeowner association. Mr. Thomas answered that the sub-associations have their own budgets, and the Master association will be conducting a reserve study.

Ms. Carlstrom asked who the contact would be for this project and what would be the timeline. Ms. Twedt stated that she could be contacted, but that Brian Portz was the project case planner, and he would have the dates and timelines. Ms. Twedt noted that there will be a public hearing notice sent out to the residents.

Development Coordinator Schemmel interjected that sewer capacity issue for the area needed to be taken into consideration when determining if additional residential was possible north of Coachlight Dr.

- e. *Furry Friends Refuge*: (NE corner of S 41st Street and Mills Civic Parkway) Permitted Conditional Use request before the Board of Adjustment to allow an animal shelter with outdoor exercise yards in the Support Commercial zoning district. Currently, pets are let out only if supervised, but are never turned loose without supervision. This action relates to the use only. The applicant will go back to the Board for approval of a Permitted Conditional Use Site Plan if the use is allowed by the Board. (PC-003322-2016)

City Manager Hadden elaborated that Furry Friends will be taking over West Pet, the City's animal control unit, and will probably need more space. Ms. Schemmel stated that Furry Friends has reached capacity at their current facility and does need additional space. They are a no kill facility; and, thus, will not have a crematorium.

- f. *Village of Ponderosa*: Amend the Specific Plan Ordinance to allow a four-story clubhouse to include 34 apartments, increase the allowed height of apartment buildings in the Market Street area from 50' to 55' (to provide more of a loft feel), and establish a building setback from Stagecoach Drive. The overall density within the development will remain the same. Council Member Sandager expressed that he needed to get more of a perspective on the buildings along Market Street and the height impacts, and would like the opportunity to drive by the development. Director Twedt suggested that sight line studies be conducted to show the contrast between the building heights. (ZCSP-003328-2016)
- g. *Etzel Properties Plat 2* (SW corner of Mills Civic Parkway and S 81st Street): Create 4.34 acre parcel for transfer of ownership and future development of a Fareway grocery store. (POS-003332-2017)

- h. Fox Valley Plat 4: Subdivide property into 8 single family lots, 1 outlot and 1 street lot with a detention pond to the back. (PP-003311-2016)
- i. Vending Machines, Fuel Pumps, & ATMs: Amend City Code to define and regulate vending machines (AO-003330-2016)
- j. Vine Street Daycare (2520 Vine Street): 1,024 sf addition to existing daycare (BOA review) (003331-2017)
- k. Grand Valley (NE corner of S 35th Street and Grand Avenue): Amend the Grand Valley PUD to increase the boundary of the single family residential area and adjust the pond configuration. Plat the new single family area into 10 lots. (ZC-003316-2016 & PP-003317-2016)

5. Minor Modifications

- a. AT&T 2016 LTE Carrier Addition (1200 Valley West Drive): Install 3 additional antenna (MML1-003315-2016)
- b. Walnut Creek Campus (1020 8th Street): Install a 6' fence along a portion of the south property boundary (MML1-003312-2016)
- c. Blaze Pizza (Valley West Mall): Exterior façade modifications and addition of outside patio (MML1-003314-2016)
- d. Dowling HS Tennis Complex (1400 Buffalo Rd): Removal and replacement of a 6-court complex (MML1-003340-2017)

6. Other Matters - None

The meeting adjourned at 9:15 a.m. The next regularly scheduled Development and Planning City Council Subcommittee is January 23, 2017.

Lynne Twedt, Development Services Director

Kim Taylor, Recording Secretary